

ZONING BOARD OF APPEALS MEETING
MEETING MINUTES
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
MAY 14, 2013

Members Present:

Michael P. Harrington, Chairman
Arthur Vercollone
Paul Younker
Jon. C. Russell
Elizabeth Stevenson, Associate
Kevin McMahon, Associate

Also Present:

Jerry O'Neill,
*Zoning Code Enforcement
Officer & Acting Building
Commissioner*

Member Absent: Joseph Kelleher

CALL TO ORDER:

Chairman Harrington called the meeting to order at 7:30pm.

ROLL CALL:

Chairman Harrington noted the Mr. Kelleher would not be at the meeting tonight due a work commitment.

CONTINUED HEARINGS:

Chairman Harrington re-opened the continued hearing #13-23, Joseph Napoli, Special Permit.

Present before the Board: Ron Munroe, contractor for Mr. Napoli

Chairman Harrington reminded the Board that at the previous meeting, there was discussion as to whether on not a variance should have been sought rather than a Special Permit. He asked the Board and the applicant's representative if anyone had any objection to opening the new variance hearing, so the requests may be discussed all at once. After no objections, Chairman Harrington opened the Variance hearing by reading the petition into the record.

NEW HEARINGS:

HEARING #13-27. Joseph Napoli: Petitioner is seeking a Variance in accordance with Section 10.11 of the Marshfield Zoning Bylaws to construct a 4' x 17' balcony off the back of the dwelling, on the property located at 46 Foster Avenue, Marshfield, MA, which is listed on the Assessor's Map as parcel M09-01-08, and is in an R-3 zone.

Mr. Munroe stated that when he left the pervious meeting, he checked the neighbors' deeds and measured the property. The deeds all say the back property line abuts land "now, or formerly owned by the Town of Marshfield."

He said he got maps that seems to confuse the lot line more: GIS, the Assessors, the water line; he couldn't find a definitive answer. Mr. Vercollone asked how high the proposed balcony would be. Mr. Munroe stated approximately ten feet. Mr. Vercollone asked if he needed relief for the side setback; Mr. Munroe stated the balcony will not extend as far as what is already

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there. A brief discussion ensued as to the drawing, with Mr. Munroe pointing out what currently exists and what is being added. Chairman Harrington clarified the addition is within the allowable setbacks.

Mr. Harrington asked if there were any other questions from the Board; none; or from the audience: none. Mr. Vercollone moved to close both the #13-23 and the #13-27 hearings and take the matter under advisement. Seconded by Mr. Russell. VOTE: 5 – 0 – 0.

HEARING #13-28: Town of Marshfield, DPW: Petitioner is seeking a Special Permit under Section 10.10 as required per Section 13.02.3.c of the Marshfield Zoning Bylaws for maintenance and improved dredging of the South River within the vicinity of the Sea Street Bridge. Dredge material will be beneficially re-used for nourishment along Rexhame Public Beach; the locus is within a Coastal Wetlands zone.

Note: Ms. Stevenson recused herself and left the table.

Chairman Harrington opened the hearing by reading the petition into the record.

Present before the Board: Christine Player, CLEngineering

Also in attendance for the project: Rod Pocaccino, Town Engineer

Ms. Player gave an overview of the dredging project, and explained how the dredge will be used as nourishment for the beach. The dredging will take place in the Channel, approximately 1600 linear feet, approximately 50 feet wide. It will be by the yacht club, to the Sea Street Bridge to the channel, and will yield approximately 350 cu. yards. There will be two types of dredging that will take place. The first will be a mechanical effort, for about 150 feet. This will consist of large debris – timber pilings, concrete, etc. This will be held on a barge, the water will drain out, then it will be brought to the pier and then removed for proper disposal. The other type will be done hydraulically. This consists of a large vacuum; essentially, the dredged materials will be sucked up, pumped and dewatered and put on the beach; this is a more simplified process than the first.

Mass DOT has agreed to provide some funding for the mechanical portion, that the Town will match. It is planned to take place between October and February. This will be after the summer season, but DEP requires it to be complete before some endangered species (plovers) use the beaches in April for nesting.

Mr. Russell asked what is beach nourishment? Ms. Player explained that it is replenishing the beach with sand that is clean, not contaminated, and has similar characteristics and qualities of the beach itself. Rexhame is a barrier beach, and eroding beaches are a high priority to “feed.” Mr. Pocaccino added that when the yacht club was dredged, they put that sand on the beach and shortly after a large storm came in and there was a significant difference between the Marshfield and the Scituate sides because of the nourishment from the dredging.

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Mr. Younker asked if there's been any recent beach erosion? Mr. Pocaccino stated that the recent winter storms have damaged the beaches, FEMA does not allow their funds to be used to replenish a beach, so this dredging project will help greatly in accomplishing that. Mr. Younker asked if they could tell if perhaps the pilings were cut off at mean low tide near the bridge where the state came in and did the bridge. Ms. Player stated the study doesn't say for sure.

Chairman Harrington asked how far would they be pumping. Ms. Player stated it would be as far as 1.7 miles; they will need to use a booster. Mr. Harrington asked if they have done it that far in the past; he doesn't want them to come back and say, 'it doesn't work and we need to truck it.' Ms. Player assured him they are experienced; they have done up to four miles in the past.

Chairman Harrington asked if there will be a smell to the sand; Ms. Player stated that it could initially have a low-tide smell, but it is coarse sand, so it doesn't hold water. Mr. Russell asked how many pumps would they need for 1.7 miles. Ms. Player stated only one would be needed. Mr. O'Neill asked if the pumps would run at night. Ms. Player stated she doesn't think so, they run according to the tides, so if that is a concern, the board could condition it. Mr. Pocaccino stated there's a good chance the project will be done like the county dredge by Barnstable; they are less expensive, and as municipal, or county employees, they don't work at night.

Chairman Harrington asked if there were any other questions from the Board: None. From the audience: None. Ms. Player noted that before he closed the hearing, she wanted to give him a corrected page 2 on the plans. There is no change to the plan and will have no impact on the project, but the high tide line was mis-marked, so she wanted to give the Board a corrected one.

Chairman Harrington moved to closed the hearing and take the matter under advisement; seconded by Mr. Vercollone. VOTE: 5 – 0 – 0.

HEARING #13-29: Phyllis C. Houlihan: Petitioner is seeking a Special Permit under Section 10.12 of the Marshfield Zoning Bylaws to raze an existing structure and to construct a new structure with a pile foundation on a pre-existing, non-conforming lot that will not increase the current non-conformity on the property located at 50 MacArthur Lane, which is listed on the Assessor's Map as parcel L09-01-42, and is in an R-3 zone.

Note: Ms. Stevenson recused herself from this hearing.

Chairman Harrington opened the hearing by reading the petition into the record.

Present before the Board: Rick Grady from Grady Engineering and Adam Hay, Sand Castle Builders, for the applicant.

Mr. Grady explained that the property is an undersized lot that has a house that violates the setbacks; it is surrounded by wetlands. They already went to the Conservation Commission and received approval with conditions. The proposed structure will bring the property more into conformance. The Elevation now is approximately 1.5 – 2 feet. This will add 9, which will bring it to 11, which will bring it above the flood plain. The front and side setbacks are currently

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13.2 to 13.6; this will bring them to 15.4 and 15.5, which will improve all the setbacks. It will remain a single family, and the project will add off-street parking, which is an issue in that area. Mr. Harrington asked if it will remain a 1-1/2 story structure; Mr. Grady stated it would. Chairman Harrington asked Mr. Hay if the dwelling was a standard size; Mr. Hay stated it was a standard 2 –box .

Mr. O'Neill asked about the shed on the property. Mr. Harrington informed Mr. Grady that it cannot be closer than 10 feet to the house. Mr. Grady stated that he didn't think there was anywhere else they could move it without wetland issues. Mr. Harrington stated the ZBA couldn't tell them what to do to fix it, but if they make it a condition in the decision, they will have to adhere to it. Chairman Harrington asked if there were any other questions from the Board: None; from the audience: None.

Chairman Harrington moved to close the hearing and take the matter under advisement; seconded by Mr. Vercollone. VOTE: 5 – 0 – 0.

Note: at this time, Ms. Stevenson returned to the table.

HEARING #13-30: Donald J. Corey, Jr. : Petitioner is seeking Site Plan Approval under Section 12.02 of the Marshfield Zoning Bylaws, to allow the construction of an enclosed addition to the front building facade, and to construct a 6' deep canopy on the south and east sides of the building in order to improve customer access and service and improve the aesthetics of the building, on the property located at 700 Plain Street, Marshfield, MA, which is listed on the Assessors' Map as parcel D10-01-14, and is in a B-2 zone.

Note: Mr. Vercollone recused himself and left the table.

Chairman Harrington opened the hearing by reading the petition into the record.

Present before the Board: Brian Taylor, Stenbeck & Taylor
 Peter Whitman, Architectural Illustrator

Mr. Taylor explained that Mr. Corey owns Blanchard's Liquor Store. He located his business in the old Gillespie Ford building, which is a basic steel structure. He would like to take the building and take an enhanced approach to make it all about the aesthetics of the building.

Mr. Williams stated that his conceptual design was he wanted to give the owner a decorative scheme and address the entry problems, or rather the exit problems. The way the store is designed in the front at the checkout, it is unclear what door you should go to, enter or exit. Internally, they are modifying the layout of the cash register area to better direct the customers. Externally, they wanted to improve the presence; they wanted a visual sense of a winery that could be in France or in a California vineyard. He wanted to invoke the feeling of wine arbors.

Mr. Taylor They are bringing in planters to enhance the look and are modifying the signage facing Route 139 – it'll be lit be wall fixtures – they will present the sign design later.

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Chairman Harrington asked about the colors. Mr. Williams stated they would be using the Benjamin Moore historical pallet. Mr. Russell asked if the wood was wood or a Pergo-type. Mr. Williams stated it was a Pergo-type; he would like to use wood, but this will require less maintenance. Ms. Stevenson asked if there would be any changes to the traffic pattern at the entryway or parking. Mr. Taylor stated there would be no change; this was only affecting the aesthetics of the property.

Chairman Harrington asked if there were anymore questions from the Board: none. He asked if there were any questions or comments from the audience: none.

Mr. Russell noted that he saw this as a vast improvement. The Chairman concurred. Chairman Harrington moved to close the hearing and take the matter under advisement; seconded by Mr. Russell. VOTE: 5 – 0 – 0.

Note: Mr. Vercollone returned to the table at this time.

HEARING #13-31: William and Amy Doherty: Petitioners are seeking a Special Permit under Section 10.12 of the Marshfield Zoning Bylaws, for the extension / alteration of a pre-existing, non-conforming structure, to allow the construction of an approximate 26' x 25' addition to the southeasterly side of the property located at 760 Ocean St., Marshfield, MA, which is listed on the Assessors' Map as parcel L09-22-16 and is located in an R-3 zone.

Chairman Harrington opened the hearing by reading the petition into the record.

Present before the Board for the applicant: Brain Taylor, Stenbeck & Taylor
Dick Rockwood, Rockwood Designs

Mr. Taylor introduced the project by stating the current dwelling is a classic 1-1/2 story cape. The owners want to expand to better suit their family needs. They have already received an order of conditions from the Conservation Commission; they need to raise the house 11 (eleven) inches. This is using the new NGVD 88, the new flood plain standard. Mr. Rockwood stated that in the flood plain, it needs to be elevated. Chairman Harrington asked if the front of the house is staying 1-1/2 stories, and the addition will be 2. Mr. Rockwood stated that is correct. Mr. O'Neill asked if the chimney was going to be raised too. Mr. Rockwood stated it would be.

Chairman Harrington asked how many square feet is the addition. Mr. Rockwood stated the footprint is approximately 600 sq.ft., 2 floors, so the total addition is approximately 1,200 square feet. Chairman Harrington brought up the shed on the plan, and the distance it was to the deck on the house. He noted it was a similar situation to the shed in the previous hearing. Mr. Rockwood stated that he understood that the shed issue was to buildings, not decks. A brief discussion ensued regarding what structures does the allowable distances between structures pertain to, and whether it is the house or the deck. Chairman Harrington stated it is up to the Board to determine that in the decision if they approve. He asked if there were anymore Board

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questions: none; from the audience: none. Chairman Harrington moved to close the hearing and take the matter under advisement; seconded by Mr. Vercollone: VOTE: 5 – 0 – 0.

HEARING # 13-32: Dublin Building Systems, Inc: Petitioners are seeking Site Plan Approval under Section 12.02 of the Marshfield Zoning Bylaws for the construction of a 6,000 square foot construction services building, which is a permitted use under 5.04, and a variance in accordance with Section 10.11 of the Marshfield Zoning Bylaws for relief from the requirements of Section 11.11, the Curb-cut bylaw to allow two curb cuts on a site that has less than the required frontage to allow two cuts and to allow an increase the driveway width from 30' to 44' and 53', respectively, on the property located on Enterprise Drive, which is listed on the Assessors' Map as parcel D10-02-10A, and is in the I – 1 zoning district.

Chairman Harrington opened the hearing by reading the petition into the record.

Present before the Board: Brian Taylor, Stenbeck & Taylor
Mike Perrault, registered, professional civil engineer
Kevin Ballog
Chris Lewis, NiSource
Liam O'Connell
Peter Whitman
Bob Haveles, Architectural Insights, Inc.

Mr. Taylor introduced the project by informing the Board that this lot had been permitted for a 30,000 SF facility; they will only be building a 6,000 SF facility to be used as a rapid response center for NiSource. There will only be 15 regular employees and 4 office staff employees. The purpose of this site is to provide assistance and to be the operation point in storm-related or emergency-related situations.

Mr. Taylor summarized the current conditions on the lot and reviewed the proposed site plan. There will be a 6-foot black chain-link fence, with slats around the perimeter. There will be a gated entry with a key pad for access. This site is for service – not public access, no one will be coming in to pay their bills, or buy a part; this is for the operation of the business. The project meets the 30% Open Space required. They are required to provide 9 parking spaces; they are providing 20. Any materials that are on the property is on a very temporary basis.

Mr. Perrault stated they met with the DPW and they had concerns regarding the catch-basins, so they have provided for catch-basins on the site. They also had concerns regarding the roof, so they put in downspouts to handle a 100 year storm event. They are ADA compliant (ramp) and the sidewalk shall remain. Behind the dumpster they will have a cape cod berm; and the catch basins will be connected to a water quality unit to protect the septic system.

Mr. Taylor stated while the Board has wanted to see only one area to enter / exit, they are asking for two because these are larger vehicles and the entrance is on a curve, so you need a larger opening; once on site, the travel area returns to regular widths. Chairman Harrington asked if the

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reason they want two curb cuts is because one entrance allows for the public to come into the site and the other is for trucks? Mr. Taylor stated they can only enter if they know the code. The opening provides for site safety, site security and access that is more in tune with the size of the trucks and equipment. Because of the shape of the site, the site doesn't have the area for the trucks to turn around, especially if the trucks have a trailer with large equipment on it.

Chairman Harrington asked what if there is a 2-foot snow storm. What would they do with the snow? Mr. Perrault showed the designated areas on the map (back corners of lot) that are reserved for that. Mr. O'Connell stated they are looking to continue the feel of a parkway of Enterprise; planting juniper, ink berry holly, red maples and evergreens. In the back there will be a 6 ft fence with not plantings there – they will use the woods as the aesthetics. A discussion ensued about the retaining wall. The Board will need the specs on that.

There will be LED light fixtures and the light will be directed into the property. Chairman Harrington asked about irrigation. Mr. O'Connell stated nothing has been proposed at this time. Mr. Lewis stated the owners would be amenable to providing that.

Mr. Haveles stated the Architectural design was very deliberate to make it look like a corporate office, not a retail store. He discussed the colors for the brick face.

Base Brick color	Taylor Clay Products	#373 Autumn Blend, wire cut
Accent Brick	Taylor Clay Products	#621 Gray Modular, rock face
Metal Siding	Varco Pruden Buildings	#452R1633 Cool Granite Gray

Mr. O'Neill asked about Fire / Police access. Mr. Lewis stated as soon as they begin work, they will reach out to both departments and provide them with the security codes when they have them.

Chairman Harrington asked if there were any more questions from the Board: None; from the audience: Kevin Robinson, Fire Chief, Town of Marshfield

Chief Robinson stated that as Fire Chief, Columbia has been a wonderful partner in storms, and he believes this would benefit the town greatly if they had an emergency response operation headquartered in Marshfield.

Chairman Harrington moved to close the hearing, take it under advisement, but leave the record open for the retaining wall information; seconded by Mr. Vercollone. VOTE: 5 – 0 – 0.

HEARING #13-33: Viola MacDonald, Trustee, MacDonald Funeral Home: Petitioner is seeking a Site Plan Approval under Section 12.02 of the Marshfield Zoning Bylaws, to add an “L – shaped” extension to provide handicap accessible bathrooms without affecting parking, to the property located at 1755 Ocean Street, Marshfield, which is listed on the Assessors' Map as parcel I08-02-02, and is in the B-2 zoning district.

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Chairman Harrington opened the hearing by reading the petition into the record.

Present before the Board: Mark MacDonald

Mr. MacDonald explained that they are looking to put in two handicap accessible bathrooms into the funeral home; the L-shape design off of the room that has the handicap entrance would improve service to his patrons. Because the proposed addition is between two parts of the building, it doesn't increase the gross footprint of the building. The upstairs unit is having problems with the pipes, so seeing they are going to have to do extensive work upstairs, he felt this was a good time to do this, seeing it's in the same area of the building.

Mr. Russell stated the plan has a "proposed garage" on it. Is he putting in a garage too? Mr. MacDonald stated that is already in. Ms. Stevenson stated the plans do not have the vestibule that is in the front of the building on the plan. She would like to see a plan with that the vestibule. Mr. MacDonald said he would provide it to the office. Chairman Harrington asked if there were any other questions or comments from the Board: none; from the audience: none.

Chairman Harrington moved close the hearing; seconded by Mr. Vercollone: VOTE: 5 – 0 – 0. Chairman Harrington moved to grant the approval of the Site Plan as requested, and the petitioner will provide a copy of the site plan with the vestibule pictured and the garage as not "proposed;" seconded by Mr. Vercollone. VOTE: 5 – 0 – 0.

HEARING #13-34: Town of Marshfield, Marshfield Fire Department: The Petitioner is seeking Site Plan Approval, in accordance with Section 12.02 of the Marshfield Zoning Bylaws, for the permitted use of placing a temporary fire station including a temporary garage and temporary housing quarters on the property owned by Columbia Enterprises, Inc., at 563 Ocean Street, which is listed on the Assessors' Map as M09-04-09, and is in a B-3 zone.

Chairman Harrington opened the hearing by reading the petition into the record.

Present before the Board: Brian Adams, Town of Marshfield, Facilities Manager
Marshfield Fire Chief Kevin Robinson
Frank Benway, Vertex

Mr. Adams stated that this was the temporary location for the Massasoit Ave., Fire Station. Chairman Harrington asked if it was between the post office and St. Ann's. Mr. Adams stated it is, where the little restaurant used to be. They will be using that building and a 30' wide x 40' deep tent-type structure, that is 16' to the peak. They will need to excavate and put down some stone to secure the tent. The services will be tapped from the existing building.

Chief Robinson stated there is no existing landscaping but there will be a stockade fence at the request of the owner of the house on the corner, to keep his kids away from the fire trucks. Mr. Vercollone asked if they would be using the kitchen in the building. The Chief stated there is

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nothing in the building; it is storage. The Chief explained they have to have an area for "walk-ins;" people who need assistance, but show up at the station rather than call for help.

Mr. Russell asked what was the timeframe for the project. Mr. Adams stated the plan is 10 months; they have a one year lease, with an option of a 2 month extension. Ms. Stevenson asked about the parking for employees. The Chief pointed out on the plan where the parking will be.

Chairman Harrington asked if there were anymore questions from the Board: none; from the audience:

Glen Fortin asked if he could look at the plan. He stated that he has concerns with the parking – not on the lot, but on the street. On Sunday mornings, especially, the cars park along the street. For the neighbors, it is difficult to get in and out of their houses; he is concerned with a fire truck. The church makes announcements at their services, but the people still park in the street. Could they extend or enforce the "no parking" in that area?

Chairman Harrington stated that would be for the police to enforce; if the Fire Chief found it to be a problem, he would definitely ask the police to address it. Chief Robinson concurred. Mr. Fortin asked if there would be sirens. Chief Robinson stated only if traffic required it. He stated that they don't use the sirens now, unless they need to alert traffic, so he sees it in the same manner here. Mr. Fortin then asked if after the 14 months, would it be removed. Mr. Adams stated yes, everything – the land, the tent, the trailer - is all leased. Everything will be removed.

Chairman Harrington moved to close the hearing; seconded by Mr. Vercollone. VOTE: 5 – 0 – 0. Chairman Harrington moved to grant site plan approval on plan presented, with appropriate conditions; including the need to keep "no parking" on the Ocean Street side of the trailer, Employee vehicles are to be parked on the Satucket side of the building; seconded by Mr. Vercollone: VOTE: 5 – 0 – 0.

AMENDMENTS / CHANGES TO EXISTING DECISIONS:

Modification of #11-15; Off Careswell Street, Clark:

Present before the Board: Attorney Steve Guard

Attorney Guard stated that this project was approved but the neighbor was concerned that the construction for the private drive would take down some well-aged trees. Mr. Clark and the neighbor (Mr. & Mrs. Southwick) discussed the issue and the neighbor has offered an easement on his property, alongside the right of way, so the trees don't have to come down. It will be a grade-base gravel. They do not want to pave it because it may cause confusion to drivers on the main road; they may perceive it as a throughway. Mr. McMahon asked how far off the right of way; Attorney Guard stated immediately beside, and only for the portion where the trees are (he identified on the plan.) Chairman Harrington remembered an issue with the neighbor's well

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being too close to this property's septic; did they resolve that? Attorney Guard stated that they have arranged for the neighbor to be put on town water, so there is no problem with that.

Chairman Harrington moved to approve as a de minimis change to the project; seconded by Mr. Russell. VOTE: 5 – 0 – 0.

Rendition of Sign for Approval: Roht Marine #13-18:

Present before the Board: Erich Roht

Mr. Roht stated didn't include a rendition of his sign when he recently appeared before the Board for his Site Plan Approval. Mr. O'Neil stated the proposed sign is within the allotted size.

Chairman Harrington moved to accept the double-faced panel sign as presented in the rendition as part of the Site Plan; the sign shall be no closer than 10 (ten) feet to the road; seconded by Mr. Vercollone: VOTE: 5 – 0 – 0.

ANY OTHER BUSINESS: Solar Farm

Chairman Harrington stated that in the approval, one of the conditions was that the developer would provide a bond to the Town for 125% of the cost to de-commission the project. This was so in case the project is abandoned, the Town could remove it. Well the proponents have presented a summary to Town Counsel, Attorney Galvin, of the costs to decommission it and claim it'll cost \$180,000, but they claim that \$250,000 can be made in salvaging the parts, so there is no cost to decommission it, therefore, they don't need to provide a bond.

Mr. Younker stated that with the advancements in technology, they panels may be obsolete in five or six years, so there would be no value to salvaging them. Chairman Harrington completely concurred. He suggested they have the town hire a peer review engineer to determine the cost to decommission. While they use Ed Pesce, he was just informed that Ed was called into active service and will be in Kuwait until Spring 2014. He suggested the Board use Pat Brennan, who is often used by the Planning Board. The Board concurred.

CLOSED HEARINGS: 275 Elm Street

Chairman Harrington stated the Board asked the proponent to provide the Board with a copy of the house plan and the elevations and elevations for the wall. He slid the plans under the office door on April 9th; sometime between the closing of the office for the day and the meeting that night. The agenda for that evening was an Executive Session only; so it was not discussed. After looking at the plans, the house plan that was dropped off is 9 (nine) feet wider than the footprint on the original plan; and it appears that rather than providing the elevation on the wall, he eliminated the wall. The Town engineer, Charlie Swanson, reviewed the new plan and sent a letter to the Board with his observations / concerns.

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The Chairman suggested that the office send a copy of Charlie's letter to the proponent as well as asking him why the house is larger than originally proposed and inform him that the Board would like him to answer and address the concerns. There was a brief discussion as to the why the wall was removed and what protection the "membrane" shown provides. The answers are to be submitted to the Zoning office within seven days, in writing. This should give the Board the opportunity to review it before the next meeting. If it isn't submitted within the seven days, the Board will have to make its decision based on what they currently have in front of them. Chairman Harrington stated that rather than clarifying the project, he seems to have made it worse. The other members concurred.

APPROVAL OF THE MINUTES:

Mr Vercollone moved to approve the minutes of March 12, 2013; seconded by Mr. Younker:
VOTE: Unanimous.

Mr. Russell moved to approve the minutes of March 26, 2013; seconded by Mr. Younker:
VOTE: 4 – 0 – 1 (Ms. Stevenson abstained).

DECISIONS / DELIBERATIONS ON TONIGHT'S HEARINGS:

#13-28: Marshfield DPW: A brief discussion re: the benefits to the dredging and nourishment plan. Chairman Harrington moved to approve the project as proposed; seconded by Mr. Vercollone: VOTE: 5 – 0 – 0 (Ms. Stevenson did not participate in the discussions or the vote).

#13-29: Houlihan: Chairman Harrington moved to approve, along with standard conditions, state the shed shall be no closer than 10 feet to any other structure; seconded by Mr. Vercollone: VOTE: 5 – 0 – 0 (Ms. Stevenson did not participate in the discussions or the vote).

#13-30: Corey / Blanchard's: A brief discussion ensued re: the improvements to the property and the Board's positive impression of the plan. Chairman Harrington moved to approve Site Plan as presented; seconded by Mr. Russell: VOTE: 5 – 0 – 0 (Mr. Vercollone did not participate in the discussions or the vote).

#13-31: Doherty: Chairman Harrington stated this one has the same issue as the previous on with the shed. He moved to approve the Special Permit, with the same condition that the shed shall not be any closer than 10 feet to any other structure or property line; seconded by Mr. Vercollone: VOTE: 5 – 0 – 0.

#13-32: Dublin: Chairman Harrington moved approval of the Site Plan and variance, citing in the decision the shape of the property and size of the equipment and the angle of the road as reasons for the exception on the access and egress; seconded by Mr. Vercollone: VOTE: 5 – 0 – 0.

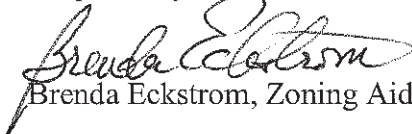
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#13-23 and #13-27: Napoli: Chairman Harrington meant to stop by the property to view the height of the current deck, but didn't get a chance. He would like to get an accurate height before they approve or deny. He will stop by this week and the Board can make the decision at the next meeting.

Next meeting will be on May 28, at 7:30 pm.

Chairman Harrington moved to adjourn the meeting.

Respectfully submitted,


Brenda Eckstrom, Zoning Aide

I attest the foregoing minutes were approved by the
Zoning Board of Appeals at their 5-28-13 meeting by a unanimous vote.

Signed:  date: 5-28-13